

FOR SALE or LEASE

2401 First Str., #300, Fort Myers, FL 33901



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION



**Downtown Fort Myers
Caloosa Sound Amphitheater**

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6,750 Total Sq. Ft. OFFICE CONDO UNIT | 3rd Floor (Unit #300)

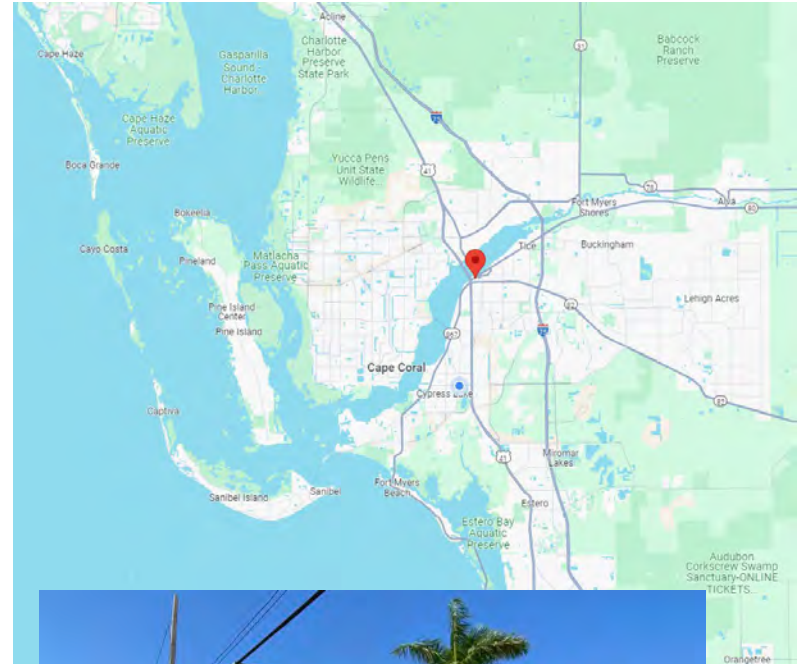
5,874 Usable Sq. Ft | OFFICE CONDO UNIT #300

Sale Price: \$975,000
Lease Price: \$12.50 PSF + CAM (\$7.00)

3 MONTHS FREE RENT FOR A 5 YEAR LEASE

LIVE/WORK OPPORTUNITY

Total Building Size: 37,558± Sq. Ft.
2024 Property Taxes: \$8,773.36
2024 Total Quarterly Assessment: \$8,365.73
Zoning: U-CTR
Strap #: 13-44-24-P4.03200.0300
Year Built: 2005



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- Located in the Downtown River District of Fort Myers.
- Class "A" Office Condo Unit occupies the entire 3rd flr.
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, government offices and the Court systems – Lee County 20th Judicial Circuit Court, State Court & Federal Court.
- This unit has 24-hour controlled access.
- Street parking available or in 3 parking garages nearby.
- Has the rights for a rooftop terrace pre-approved by condo association for entertaining business parties and VIP guests.



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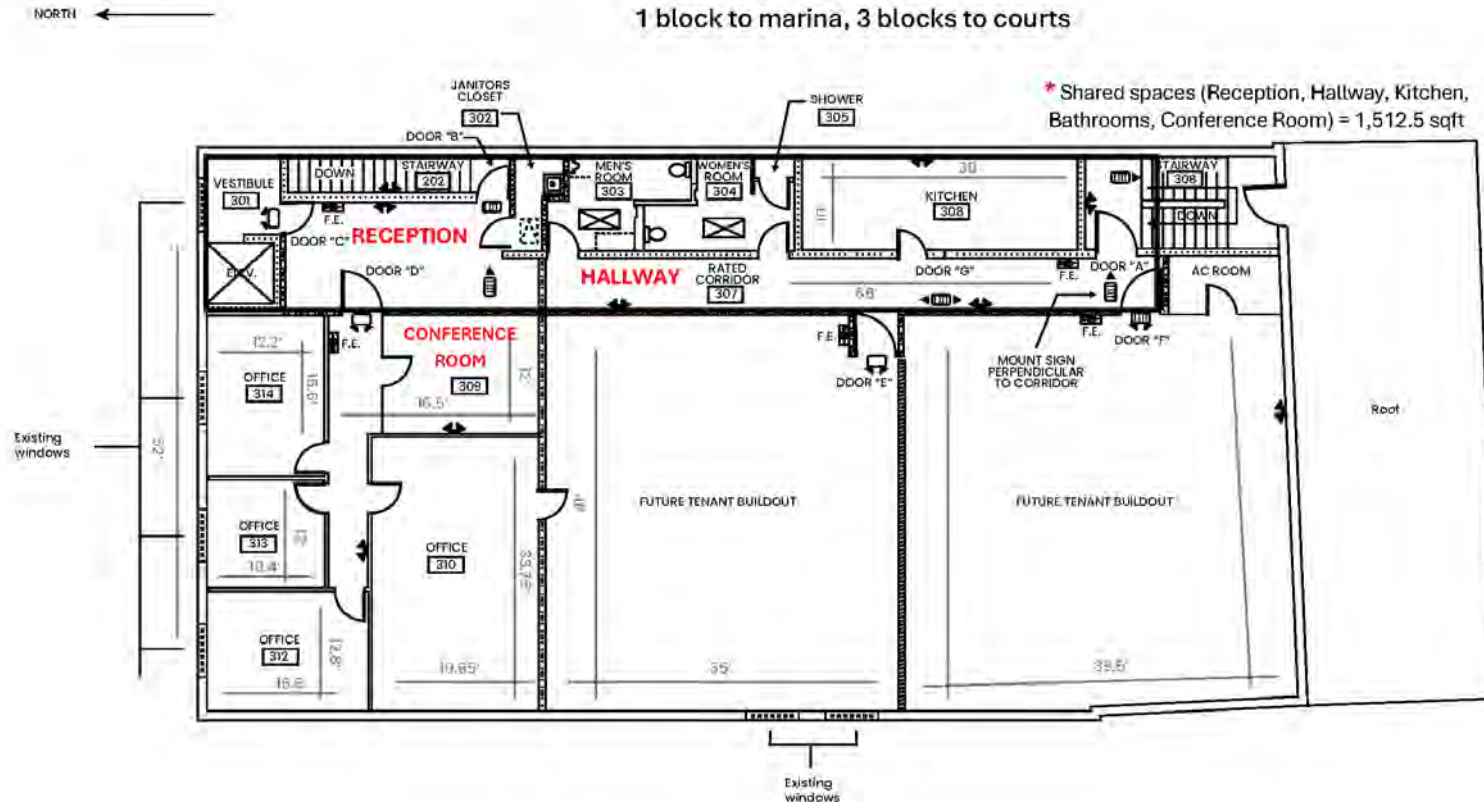


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2401 FIRST ST., Fort Myers
3rd Floor Condo
1 block to marina, 3 blocks to courts



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LOCATION INFORMATION



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ABOUT FORT MYERS

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 100,736. It is also the county seat of Lee County. Fort Myers is currently growing at a rate of 3.45% annually and its population has increased by 15.42% since the most recent census, which recorded a population of 87,279 in 2020.

ARTICLE: [Fort Myers Takes 2nd Place among Small Cities for New Business Growth](#)

Luminary Hotel



Edison Ford Estates



Caloosahatchee River



Lakes Park



SWFL Eagle Cam



Golf Courses (180+ in SWFL)



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DOWNTOWN FORT MYERS



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Downtown Fort Myers Development Activity Map

Silver Hills Phase 2

- 236-unit MF Bldg & Associated Amenities

Legacy Harbour

- 2 Res Towes w/ 251 units each, marina docks access, & retail areas

Riverfront First Street Apartments

- 8 story MF development consisting of 221 Res Units featuring pool, riverwalk and amenities

One

- CRA Project: 21 Story tower with 34 condos, fitness center and pool.

Allure

- (2) 32 story towers with 256 Res units and amenities.

Prima Luce

- (2) 22 story high rise condo buildings, 220-units, w/ commercial use space, parking garage

The Ivy Apartments

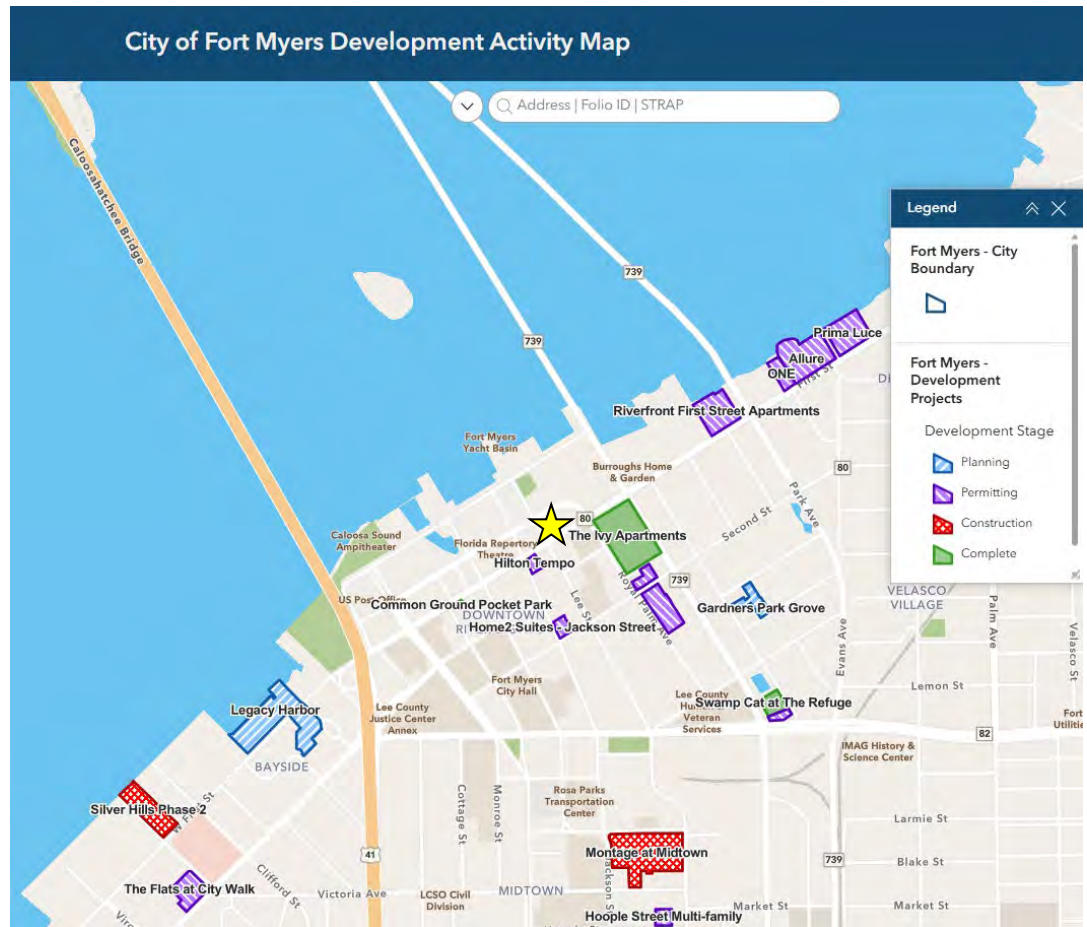
- MF development consisting of 275 units, parking garage, 9,189 SF clubhouse, pool

Hilton Tempo

- 11 story, 175 room hotel with rooftop pool

Staybridge Suites Hotel

- 5 story hotel with 100 guest rooms, pool, fitness area, and amenities. Parking area adjacent to hotel on South side of 2nd Str. (Next to The Ivy Apartment)



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CONCEPTUAL SITE PLAN for SUNTEX MARINA at the FORT MYERS YACHT BASIN



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CONCEPTUAL SITE PLAN for SUNTEX MARINA at the FORT MYERS YACHT BASIN



OPEN & AIRY



OUTDOOR WATERFRONT DINING

The yacht basin includes 382 slips with floating docks, hospitality, retail and restaurant uses. Amenities include a boat club, day boat and watersport rentals, captain's lounge, marine store, an in-slip pump-out service, fuel facilities, 24-hour security and approximately 40,000 square feet of upland buildings.

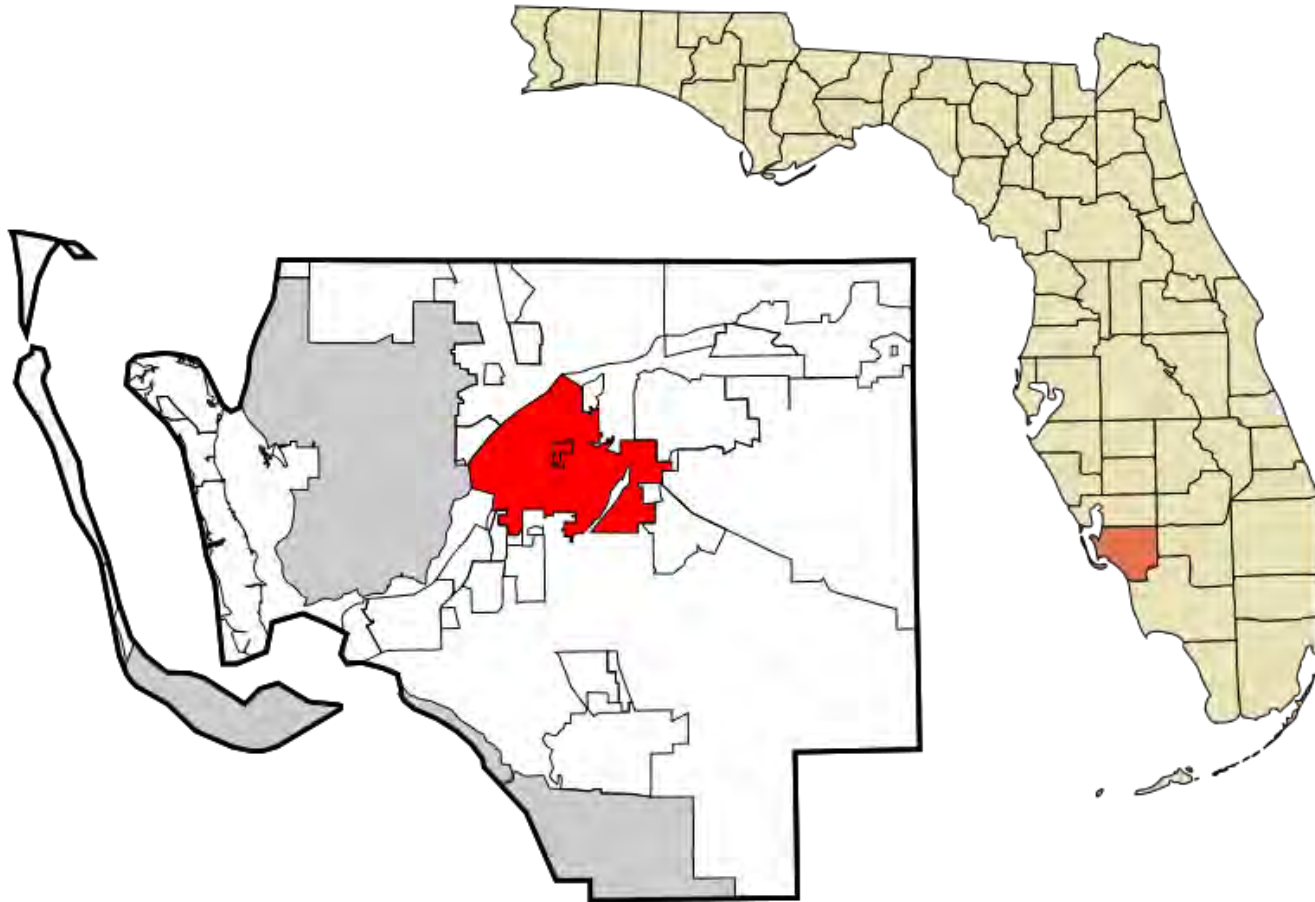
Taking over 8 acres and building a whole new marina. This world class marina will bring more progress to the area and more business to downtown as a whole. It will bring more people to the waterfront, and it will also enhance that end of First Street as well

A project estimated to cost \$45,000,000.

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LEE COUNTY MAP



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ZONING INFORMATION

ZONING – U-CTR (Urban Center) 118.8.5 - Zoning District Regulations.

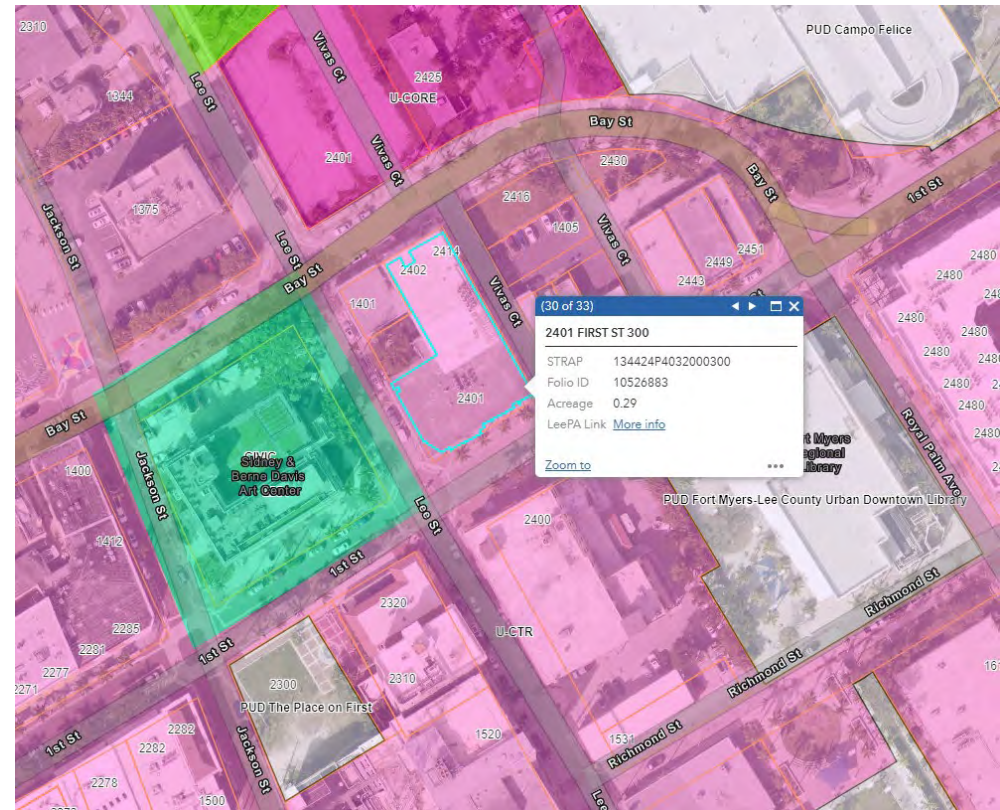
C. Urban Center Zoning District Regulations.

The urban center zoning areas are established to protect the pedestrian-friendly fabric of the historic downtown core and the center of each surrounding neighborhood. Ground floor retail is encouraged.

MUNICODE CODIFICATION

Click this link for a list of Permitted Uses

https://library.municode.com/fl/fort_myers/codes/code_of_ordinances?nodeId=SPBLADECO_CH118LAUSRE_ART8_SMC0_118.8.5ZODIRE



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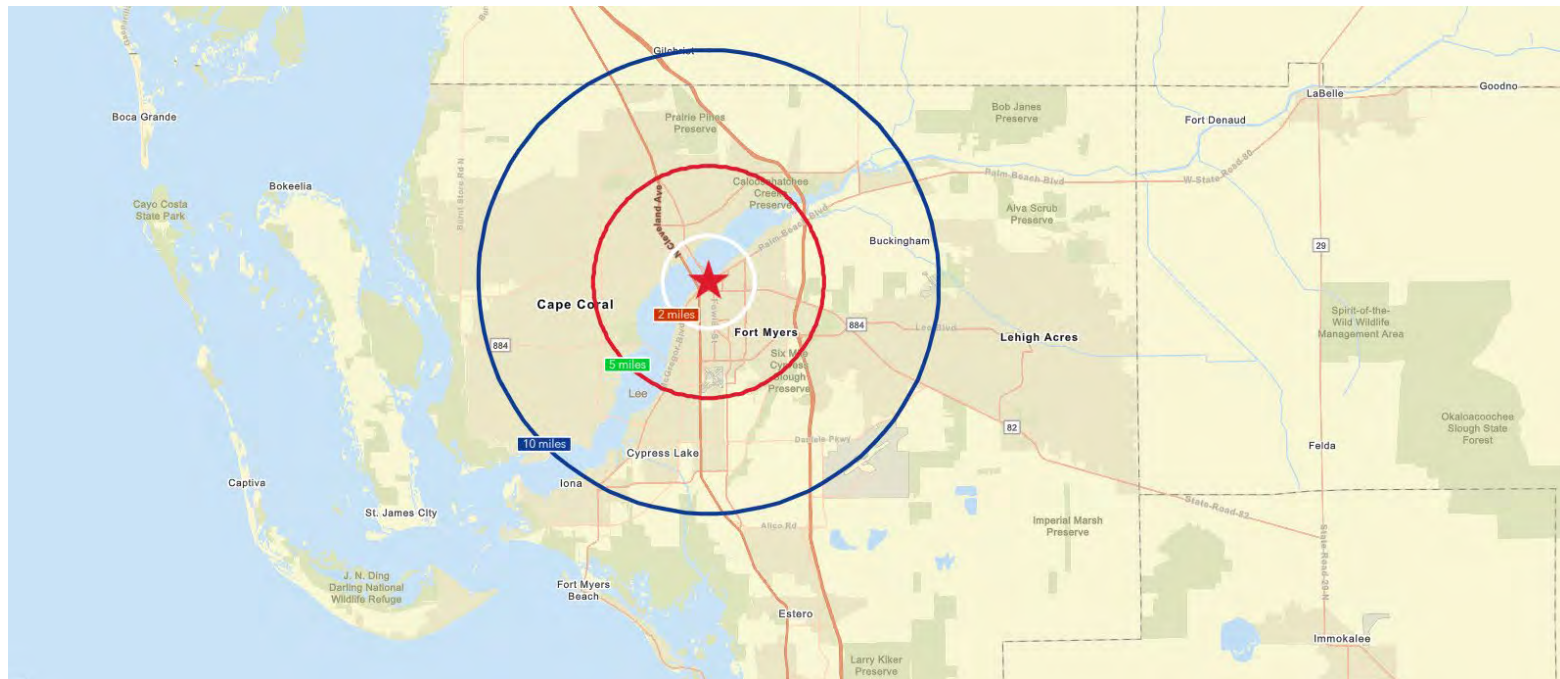
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

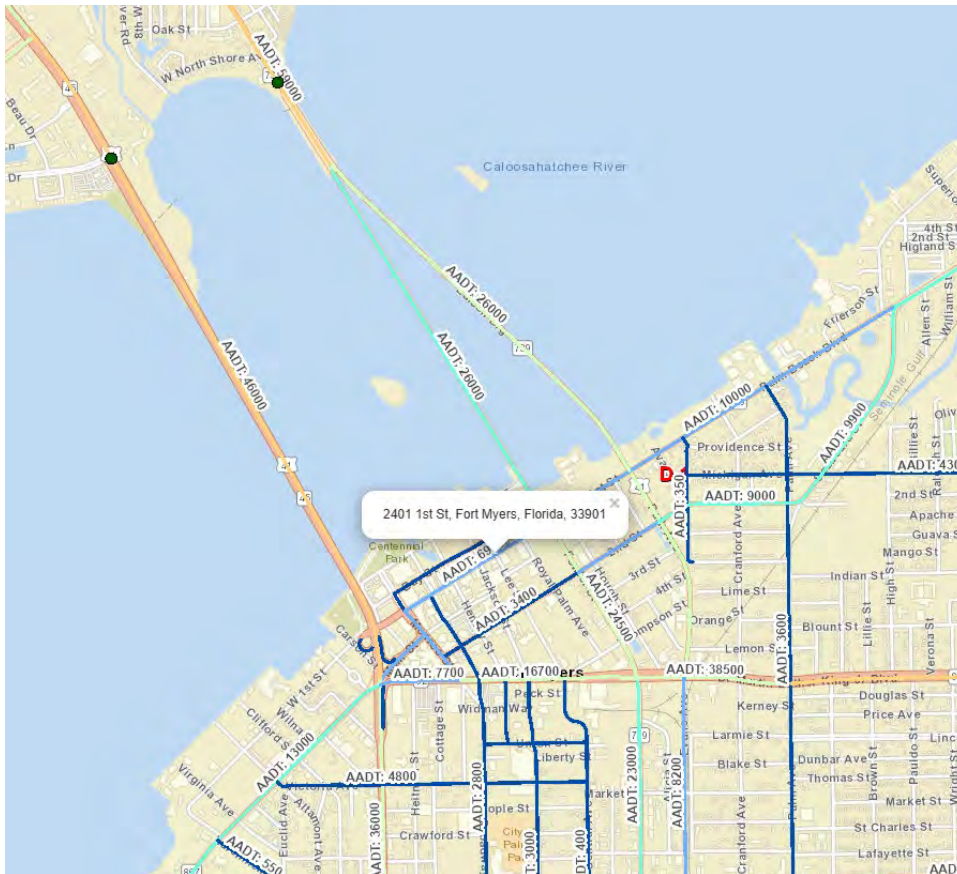
Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	25,081	157,472	489,019	Total Households	11,089	65,152	203,207
Average Age	44	42	46	# of Persons per HH	2.1	2.3	2.3
				Average HH Income	\$61,517	\$68,789	\$80,512



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TRAFFIC COUNT



Traffic Count 2024

Edison Bridge (SB/NB)	52,000 AADT
Caloosahatchee Bridge	46,000 AADT

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MEET THE TEAM



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